City of Barrie

70 Collier Street
P.O. Box 400
Barrie, ON L4M 4T5

Meeting Agenda

Affordability Committee

Wednesday, May 29, 2024 | **6:00 PM** | **Council Chambers/Virtual Meeting**

Notice This meeting will be held ELECTRONICALLY and IN-PERSON in accordance with Section 238 of the *Municipal Act*, *2001*.

1. PUBLIC MEETING(S)

PM Notice: Public Meetings are held in-person at City Hall, in the Council Chambers, and virtually. If you wish to provide oral comments virtually at the Public Meeting, please register in advance by emailing: cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500 during regular office hours before **Wednesday May 29, 2024, at 12:00 p.m.** Once registered, information will be provided by email on how to make your submission by electronic participation.

All information provided is being collected pursuant to Section 34(12) of the *Planning Act* and will be used for the purpose of garnering your input to respond to inquiries, to be notified of future meetings and will be considered as public information. Should you have questions regarding this collection, please contact the Legislative Services Branch at cityclerks@barrie.ca or calling 705-739-4220 Ext. 5500.

1.1 TMP-32260 CITY INITIATED AMENDMENTS TO THE OFFICIAL PLAN AND COMPREHENSIVE ZONING BY-LAW 2009-141 - 29 AND 35 SPERLING DRIVE (WARD 3) (FILE: D30-003-2024)

The purpose of the Public Meeting is to review a City-initiated application for an Official Plan Amendment and Zoning By-law Amendment for the lands municipally known as 29 and 35 Sperling Drive, Barrie

The subject property is located on the south-west side of Sperling Drive, north of Highway 400 and east of St. Vincent Street, within Ward 3.

The City of Barrie retained a consultant, Smart Density to determine the highest and best use for 29 and 35 Sperling Drive (D30-003-2024).

The purpose of the application D30-003-2024 is to amend the City's Official Plan (2023) and Zoning By-law 2009-141 to facilitate the highest and best use of the subject lands, to expedite any future planning approvals and to increase housing supply.

The site contains the former Barrie Police Station and surface parking. The subject lands comprise 2 lots in an irregular shape with a site area of 1.4 hectares (3.5 acres).

The applications seek the following:

(1) An Official Plan Amendment application to add a Defined Policy Area to Section 2.8 of the Official Plan; and

(2) A Zoning By-law Amendment application to rezone the lands from "Highway Industrial" to "Apartment Dwelling Second Density-2 with Special Provisions" (RA2-2)(SP-XXX).

Both applications could facilitate a future mixed-use development of up to 30 storeys.

Based on Smart Density's concept, the City is considering the following site-specific zoning by- law provisions:

Standards	**Zoning By-law 2009-141** (RA2-2)	**Proposed Site-Specific** (RA2-2)(SP-XXX)
Front Yard(min)	7m	5m
Lot Coverage(max)	35%	52%
Gross floor area (max % of lot area)	200%	499%
Maximum Building Height	45m	91.5m (30 storeys)
Minimum Parking Requirement	1.5 parking spaces per dwelling unit	0.78 parking spaces per dwelling unit

Presentation by Michelle Banfield, Executive Director of Development Services.

See attached correspondence.

Attachments: PM Notice - 29 and 35 Sperling Drive.pdf
PM Presentation 29 to 35 Sperling Drive
PM Memorandum 29 and 35 Sperling Drive
PM Correspondence - 29-35 Sperling Drive
ADDITIONS - PM Correspondence 29 - 35 Sperling Drive

2. OPEN DELEGATIONS

Nil.

3. PRESENTATIONS BY STAFF/OFFICERS/AGENTS OF THE CORPORATION

Nil.

4. STANDING ITEMS/COMMITTEE UPDATES

Nil.

5. REFERRED ITEMS

Nil.

6. REPORTS OF ADVISORY COMMITTEES

6.1 TMP-32287 REPORT OF THE HERITAGE BARRIE COMMITTEE DATED APRIL 30, 2024

Attachments: Heritage Barrie Committee Report 240430

RECOMMENDATION(S):

HB1 HB1 BARRIE INITIATED CORRESPONDENCE REGARDING A REQUEST TO THE PROVINCE TO EXTEND THE REMOVAL DATE OF LISTED (NON-DESIGNATED) PROPERTIES FROM THE MUNICIPAL HERITAGE REGISTER

WHEREAS subsection 27(16) of the *Ontario Heritage Act* stipulates that any non-designated heritage property listed on the municipal register of properties as of December 31, 2022 shall be removed from the municipal register on or before January 1, 2025, if the council of the municipality does not give a notice of intention to designate the property under subsection 29(1) of the *Ontario Heritage Act* on or before January 1, 2025; and

WHEREAS some 36,000 listed heritage properties in over 100 municipalities in Ontario are affected; and

WHEREAS since January 1, 2023, the City of Barrie has been diligently working to:

- review the municipal heritage register;
- research the heritage value and interest of listed (non-designated) properties;
- review and research the heritage value and interest of non-designated properties;
- contact owners of such properties; determine which properties should potentially be designated in accordance with the provisions of Section 29 of the *Ontario Heritage Act*; and
- take all required steps to designate such properties.

WHEREAS the above-noted work involving 46 listed properties in the City of Barrie is extremely time-consuming and cannot be completed by December 31, 2024, with the limited municipal resources available.

NOW THEREFORE BE IT RESOLVED THAT the Council of the City of Barrie authorize the Mayor to promptly send a letter to Doug Ford, Premier of Ontario, and Michael Ford, Minister of Citizenship and Multiculturalism, requesting that Subsection 27(16) of the Ontario Heritage Act be amended to extend the above noted deadline for five years from January 1, 2025 to January 1, 2030.

Attachments: Town of Cobourg - Resolution OHA Municipal Heritage Registers

HB2 **HB2**

NOTE: 2024 DOORS OPEN BARRIE RECOMMENDATION FROM THE APRIL 30, 2024 HERITAGE BARRIE REPORT WAS CONSIDERED AT THE MAY 8, 2024 AFFORDABILITY COMMITTEE MEETING.

7. REPORTS OF OFFICERS OF THE CORPORATION

Nil.

8. ITEMS FOR DISCUSSION

Nil.

9. ADJOURNMENT

HEARING DEVICES AND AMERICAN LANGUAGE (ASL) INTERPRETERS:

Assistive listening devices for the Council Chamber and American Sign Language (ASL) Interpreters are available upon request to the staff in the Legislative Services Branch. Please contact the Legislative Services Branch at 705-739-4220 Ext. 5500 or cityclerks@barrie.ca. to ensure availability.